

STATE OF ALABAMA)
)ss. SPECIAL WARRANTY DEED
COUNTY OF SHELBY)

FOR VALUABLE CONSIDERATION to the undersigned paid by the Grantee herein, the receipt of which is hereby acknowledged, the undersigned, **EverBank**, (hereinafter called the Grantor) has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**, (Attention: Single Family Property Disposition Branch, Beacon Ridge Tower, Suite 300, 600 Beacon Parkway West, Birmingham, AL 35209-3144), his successors and assigns, (hereinafter called the Grantee), the following described property situated in Shelby County, Alabama:

Commence at the Northeast corner of the North one-half of the Northwest Quarter of Section 4, Township 20 South, Range 1 West; thence run South along the East boundary line of Quarter-Quarter line for 654.06 feet; thence turn an angle of 89 degrees 12 minutes to the right and run 1196.84 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds left and run 481.96 feet to the point of beginning; thence continue along last said course for 181.26 feet; thence turn an angle of 90 degrees 57 minutes 30 seconds left and run 240.04 feet; thence turn an angle of 89 degrees 04 minutes 21 seconds left and run 181.26 feet; thence turn an angle of 90 degrees 55 minutes 39 seconds left and run 240.30 feet to the point of beginning.

Also a 60 foot easement described as follows:
Commence at the Northeast corner of the North one-half of the Northwest Quarter of Section 4, township 20 South, Range 1 West; thence run South along the East line of said Quarter Section a distance of 594.06 feet to the point of beginning; thence continue along last course for 60.00 feet; thence turn an angle of 89 degrees 12 minutes to the right and run 1196.84 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds to the left and run 663.22 feet to the South line of said Quarter Section; thence turn an angle of 89 degrees 02 minutes 30 seconds right and run West along said South line of Quarter Section for 60.0 feet; thence turn an angle of 90 degrees 57 minutes 30 seconds right and run 723.27 feet; thence turn an angle of 89 degrees 05 minutes 17 seconds right and run 1256.72 feet to the point of beginning

The conveyance is made subject to unpaid taxes and assessments, if any, and to any outstanding rights of redemption from foreclosure sale.

No word, words, or provisions of this instrument are intended to operate as or imply covenants or warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

TO HAVE AND TO HOLD the above described property together with all rights and privileges incident or appurtenant thereto, unto the said The Secretary of Housing and Urban Development, his successors and assigns, forever.

IN WITNESS WHEREOF, Green Tree Servicing LLC Attorney in fact for EverBank, has caused this conveyance to be executed in its name by its undersigned officer, this 22 day of January, 2016.

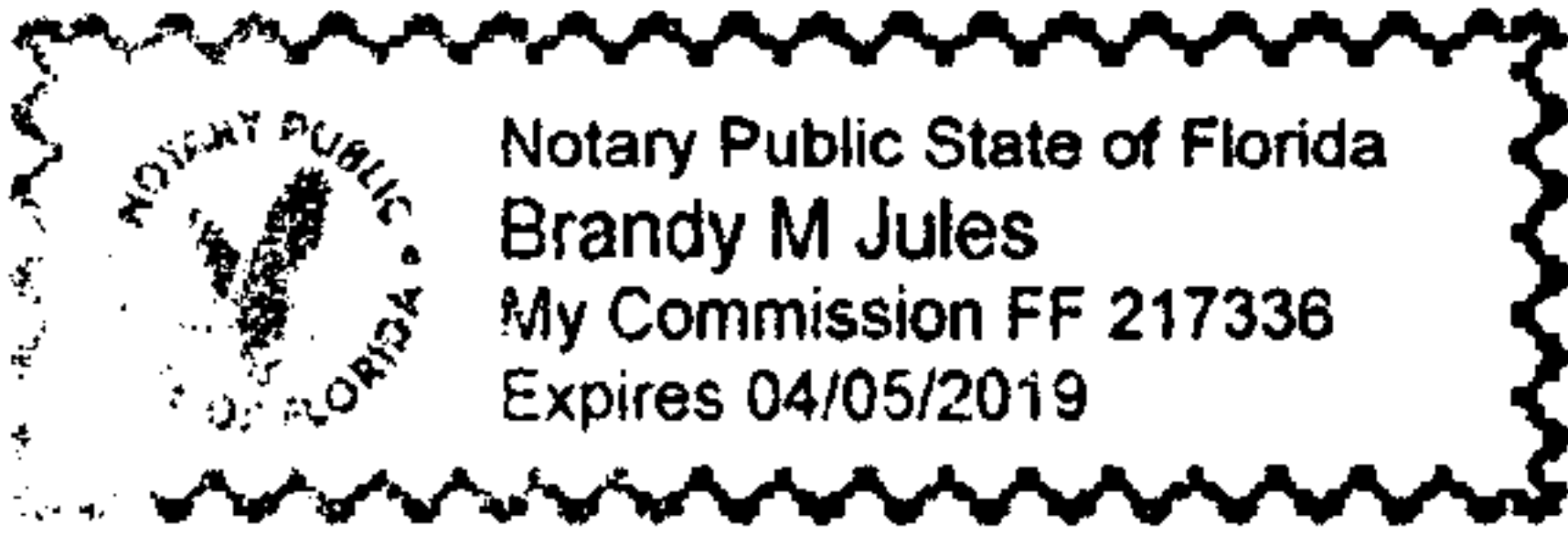
Green Tree Servicing LLC Attorney in fact for EverBank
Carmen M Booth
Its:

STATE OF Florida
COUNTY OF Duval

Carmen M Booth, the undersigned, a Notary Public in and for said county and state, hereby certify that Carmen M Booth, whose name as **Assistant Vice President** of Green Tree Servicing LLC Attorney in fact for EverBank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he(she) as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 22 day of January, 2016.
Brandy M. Jules
Brandy M Jules
Notary Public
My Commission Expires: April 5 2019

This instrument prepared by
Robert J. Wermuth
Stephens Millirons, P.C.
P.O. Box 307
Huntsville, Alabama 35804
Swenson, Jonathan
Grantee address:
US Dept of HUD
Atlanta Homeownership Center
Five Points Plaza
40 Marietta Street
Atlanta, GA 30303-2806



20160129000029900 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/29/2016 12:10:22 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name 7360 S. Kyrene
Mailing Address Tempe, AZ 85283

Grantee's Name US Dept. of HUD
Mailing Address Atlanta Homeownership Center
Five Points Plaza
40 Marietta Street
Atlanta, GA 30303-2806

Property Address 125 Cupids Lane
Chelsea, AL 35043

Date of Sale 1/22/16 (date deed signed)
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 17,660.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other TAX ASSESSOR
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/27/16

Print Rebekah P. Beal (Attorney)

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20160129000029900 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
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Print Form

Form RT-1